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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Sun Jan 9, 2005 5:14 pm
Subject: Southeast Town Board Recap 1/6/05

Hi All,

Below please find a recap for the Southeast's Town Board Organizational Meeting and Work Session.

The organizational Meeting had 36 Items so I will only report on what might be of interest to CRSE members and, of course, myself. There were some unexpected shake-ups and no doubt there will be more in the near future. Councilwoman Mitts was absent.

As always the official minutes will be available on January 20th where they will be posted on the town website. Please note commentary is a little off color and may be best to avoid.

All votes were 4-0 with no exceptions.

ORGANIZATIONAL MEETING:

2. Motion to set Town Board Meeting Dates: Thursdays

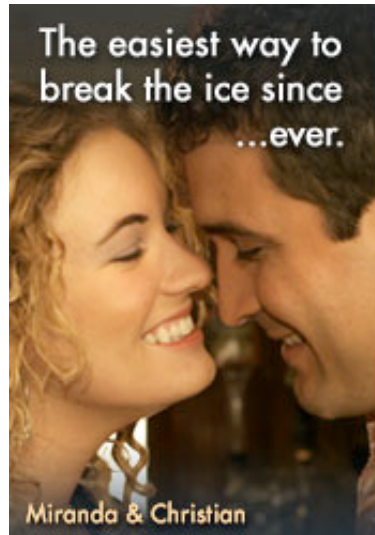
4. Motion to Designate Official Depositories for the Town of Southeast: Mahopac National Bank

5. Motion to Designate Official Newspaper: Putnam County Press

13. Motion to Appoint Town Historian: Deferred

15. Motion to Appoint Wetland's Inspector: Deferred

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17. Motion to Designate Town Counsel:
Stephens and Charbonneau

Motion to designate Town Engineer:
Jacobson

21. Motion to Adopt Standard Work Day:
7.5 Hours

23. Motion to Accept the Amended Fee Schedule for 2005 and Special District Rates for 2005
Adopted. Fee schedule at Town Hall

24. Announcement of Supervisor's Appointment of Deputy Supervisor:
Paul Johnson

29. Motion to Appoint Open Space Committee Chairman
David Bruen Sr.

30. Motion to Appoint Tonetta Lake Advisory Board Chairman
Donald Hazen

31. Motion to Appoint Planning Board Chair:
George Rohrman

32. Motion to Appoint Planning Board Vice Chair:
David Rush

33. Motion to Appoint Zoning Board Chair:
Edward Colello

34. Motion to Appoint Zoning Board Vice Chairman:
Ron Kobbe

35. Motion to Appoint Conservation Commission Chairman:
Stephen Fasano

36. Motion to Appoint Architectural Review Board Chairman:
Armand Giglio

WORK SESSION:

1. Putnam Seabury (The Campus at Fields Corners) 143 lot subdivision.

Michael Zarin was the attorney representing the applicant. Mr. Zarin said he would like to have all required approvals in place from the Town Board by their January 20th Regular meeting. Still needed are:

1. Turn around easement for snow plowing
2. Drainage easements for the Town
3. Homeowners Covenants and Restrictions (this will be before the Planning Board)
4. Water and Sewer Works Corporation- must be approved by the Town.
5. Planning Board Resolution re Homeowners Association responsibility for Phosphorus and Storm Water oversight. Homeowners will pay approximately \$1000 per household for this program. When Mr. Zarin explained that this was the 'price to pay' when living within the watershed Supervisor Dunford said, 'Yeah, that and sound of traffic on 84'.
6. Road Straightening Expenses that the Town needs to sign off on (Developer to assume costs). If the Town doesn't sign off on this the applicant will save about \$100,00 in construction costs.
7. Road names- recommended by the Historic Sites Commission.

8. Recreation Fees. The applicant would like to pay \$400,000 as 10 acres was donated to the Town. The Town insists that they 'won' the land in the lawsuit and the applicant owes a total of \$856,000.

Although there was some discussion after this Item it was difficult to hear and the meeting was adjourned.

COMMENTS:

2. Town Board Meetings:

Well, starting with 'Thursday' as the official 'Meeting' day let's hope that the Town Board has turned over a new leaf. Maybe they'll refrain from 4:00 PM meetings on the eve of Passover (or any other afternoon to confuse the public) when the matter at hand might be 'slightly' controversial. Yeah, we know it's all 'legal' but last year the Journal News took the Board to task over this. So, let's hope no 'TOP SECRET; CONFIDENTIAL' only two people know about this and, Lord knows, they won't tell anyone) meetings are held in '05.

5. Official Newspaper:

The official anointed newspaper (The Putnam County Press) is a tad irritating as well. Cheap to advertise in (it probably saves money), free to the general public (another good thing) but this rag and ever-so-slightly biased publication is kinda, sorta, a fake newspaper- actually more like an ok eighth grade project (Grade: B-). I really think that we could do better as far as informing the general public and still manage to maintain some dignity and credibility. Mitigating Factor: It's free everywhere BUT the Southeast Town Hall where it's supposed to cost a quarter. Huh?

13. Town Historian:

I thought this appointment was always given to Benny Rosenberg but starting last year I don't believe that anyone was appointed.

14. Wetland's Inspector:

In a really odd twist George Hauser was not reappointed as he has been for years. I'm not sure what exactly this means although I'll take it as a good sign. I believe that there are more qualified people who should be appointed or hired. Perhaps the Town Board understands that given development in Southeast this is now a job for a professional.

17. Town Attorney:

No surprises here although I still take issue with the fact that our Town Attorney is also our Assemblyman for the district.

23. Fee Schedule:

Ah, the fee schedule- everything from Twirling and Quilting to Subdivision Recreation fees. What I can't figure is when and how these fees are arrived at- certainly not within the public eye. And while it would be tedious to go through the entire 4 page list it would be interesting to hear some discussion on fees that have been raised and why. Seven grand now for subdivision recreation fees- who knew? And is it possible to price developers out of Southeast? Apparently not.

30. Tonetta Lake Advisory Chair:

Apparently Ray Knox is too busy to chair this Board in '05. A good chuckle was had by all when one Board member reiterated 'Ray Knox SENIOR' (our Head of Recreation) as opposed to 'Ray Knox JUNIOR' (of Club Verona fame). Tres amusant.

32. Planning Board Vice Chair:

While it was nice to see David Rush appointed to this position it seemed rather appalling that Mike Manteo (who had been VC) and was sitting in the audience had no prior notice of this change- a head's up might have been nice. Talk about public humiliation. Yikes. And did they interview for this?

Finally, a quick note on the appointing of Chairs to local advisory Boards. While I understand that it

is customary for the Town Board to appoint it might be more expedient to allow each Advisory Board the opportunity to elect their own Chair. This way consensus might be reached and more can possibly be accomplished when the leader is chosen from within.

PUTNAM SEABURY: The Campus at Fields Corners;

Ai yi yi...This was a particularly appalling portion of the meeting. There is certainly no love lost between the Board, this project and Campus attorney Michael Zarin.

Supervisor Dunford's throw-away line about traffic noise on Route 84 was indeed uncalled for and slightly ironic when you consider that this project has phosphorus offset/storm water programs in place while the 'Senior' Housing at Terravest (a stones throw from Route 84 and the ever-so-lovely food processing plant) does not. This was nastiness ratcheted up a notch.

Question: While I understand that all developers should pay their fair share in rec. fees is Mr. Lepler going to cough up the \$420,000 for the 60 units of 'Senior' housing at Terravest or is all forgiven because of the 15 donated acres? As I read the fee schedule 'in lieu of land' rears its ugly head so that land that shouldn't be developed (at least 3 acres of it in this case) can be donated to the town and then is developed. Very shrewd- at least on Mr. Lepler's part.

Well, here's an idea. Since fully 20% of Mr. Lepler's Terravest donation is in the wetland buffer why not drop plans to construct fields here and install them at The Campus instead? Or did we settle for 10 wetland impaired acres in our big 'lawsuit' win against The Campus as well? In fact, if Mr. Lepler does not have to pay recreation fees why not skip the wetland's impaired land donation altogether and use those rec fees to help construct the much needed ball fields at The Campus. Better yet, if Mr. Lepler is donating land and paying the fees why not make this a 'passive' park. Since it backs up to a quiet neighborhood I would imagine that this something the residents would welcome.

I am hopeful that Mr. Lepler will actually pay recreation fees and donate land to the town but whatever the case can we please, please leave these wetland buffers alone and build fields, parking lots and restrooms elsewhere. Never hurts to ask- always trying to help.

As always please feel free to e-mail me with any questions that you may have.

With Best Regards,
Lynne Eckardt

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